

three, four, five years will not be able to get the money back, it will just go on and benefit those in the future.

SENATOR WARNER: Of course Senator you are making an assumption somewhere in your question that the land was properly valued to start with and that in many cases may be highly questionable where a particular piece of property was valued at the level one or not. Frequently what happened the most common thing in fact is what happens on this fringe area property, a great deal of property is assessed slightly higher than sales price or rather than farm value but the actual pieces that are sold are usually valued much lower than what they sell for and many pieces of property for one reason or other are not developed or in the essence are over assessed. What we are really doing here is recognizing that you can not anticipate exactly what particular piece of ground may be developed at the time development takes place then it is taxed at that new value plus a reasonable period of time prior to that.

SENATOR KEYES: It simply means Senator Warner that Mr. Johnson who lives 9 miles from Springfield will be taxed at the same value that I am being taxed at and has land that adjoins Springfield. All the accural in value that I get plus the increase in taxes will not go to help pay Senator or Mr. Johnson's property because he is not going to realize that. Five years from now when I sell it or if I should sell it and realize and pay an extra tax this man is not going to realize any of the benefits from that off of his taxes, he is simply going to go on and pay and the people that happen to own the land at that time are the ones that are going to receive the benefits. To me it is one of the poorest things that we could possibly do for farmers who live outside of this jurisdiction, outside of this area are where the taxes are going to be relieved for a period and then an increase in the money given back to the people at the same or a...a...given back to the people a that are paying taxes at that time.

PRESIDENT: Senator Luedtke.

SENATOR LUEDTKE: Senator Warner, will you yield? To continue along the same line of questioning by Senator Lewis and Senator Nore, did I understand you to say that if land were in the city limits or within the three mile limits where they are under zoning control of the city, that this land if there were a master plan developed or zoning comprehensive zoning developed, and I know that you have sat on the zoning board in Lancaster County, that this would not apply to that land?

SENATOR WARNER: A comprehensive plan Senator Luedtke would not affect it which shows, if I am understanding your question would only be applicable when a natural zone change had been approved by....

SENATOR LUEDTKE: Where in this bill is that assurance that that would not for example lets say that we had some land that was legitimately being used as agricultural land within the 3 mile limits of the city of Lincoln, where in this bill would that land not come under this law if that land were now subsequently zoned for lets say a commercial use, say a development a subdivision or for commercial usage.

SENATOR WARNER: It is part of the Committee Amendment Senator Luedtke, if you have it, it is pretty small print there in

(end belt #6)

11639